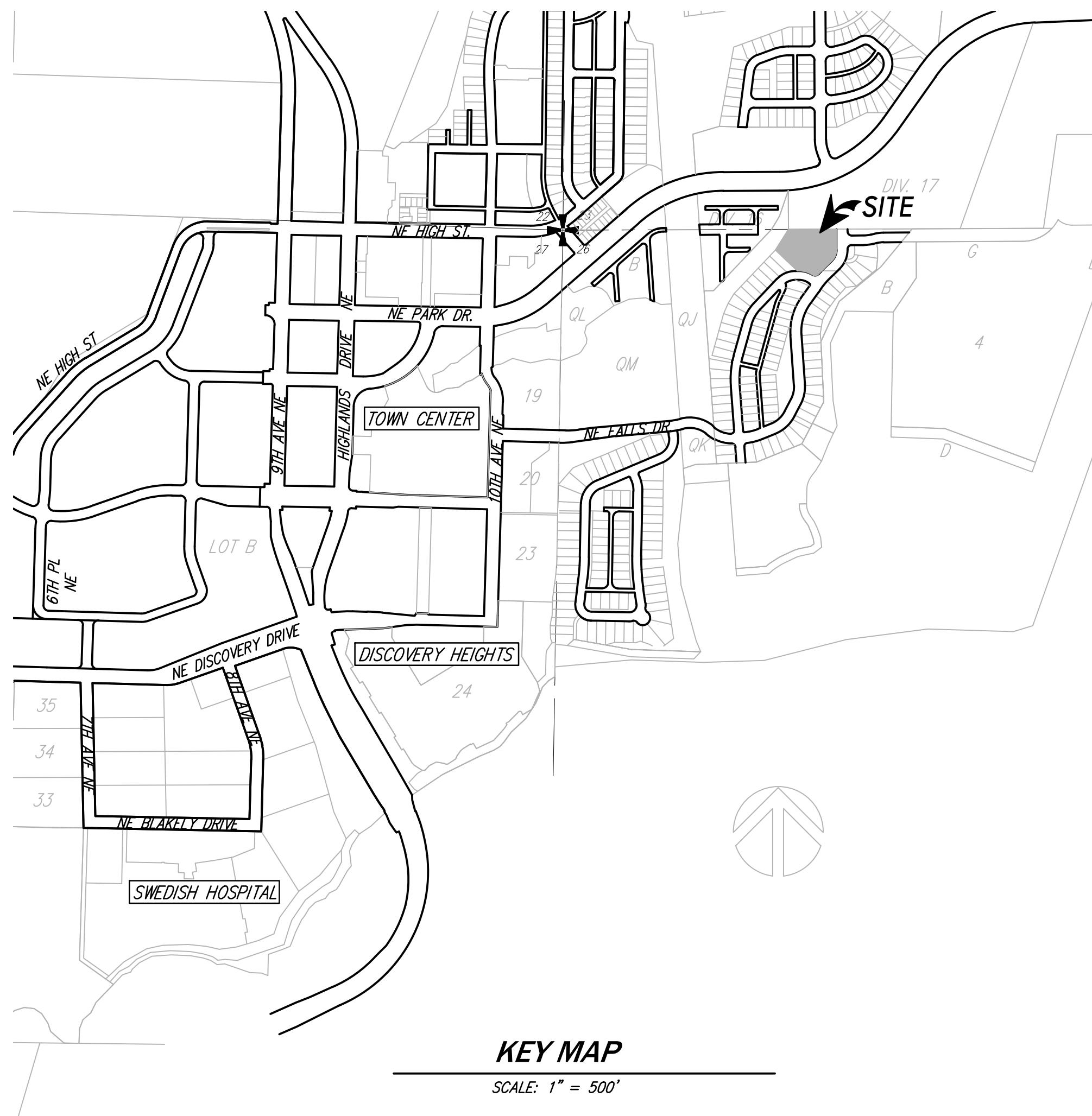


ISSAQUAH HIGHLANDS

PRELIMINARY PLAT OF

PARCEL D

FOR POLYGON WLH, L.L.C.



SITE INFORMATION

OWNER	CITY OF ISSAQUAH
DEVELOPER	POLYGON WLH, LLC 11624 SE 5TH STREET BELLEVUE, WASHINGTON 98005 (425) 586-7700 CONTACT: RICHARD RAWLINGS
ENGINEER/ SURVEYOR/PLANNER	CORE DESIGN, INC. 14711 N.E. 29TH PL. SUITE 101 BELLEVUE, WA 98007 (425) 885-7877 CONTACT: GARY R. SHARNBROICH, P.E. GLENN R. SPRAGUE, P.L.S. JOSHUA P. BEARD, P.L.A
DRAINAGE BASIN	NORTH FORK ISSAQUAH CREEK
ACREAGE	1.117± ACRES
ZONING	URBAN VILLAGE
TOTAL NUMBER OF PROPOSED UNITS	10
ALLOWED DENSITY	RESIDENTIAL (5-80 DWELLING UNITS/ACRE)
PROPOSED DENSITY	8.95 DU/AC
LAND USE PERMITTED	RESIDENTIAL, COMMERCIAL
LAND USE PROPOSED	RESIDENTIAL
ASSESSOR'S PARCEL NUMBER	3630400040
UTILITY PURVEYORS	WATER: CITY OF ISSAQUAH SANITARY SEWER: CITY OF ISSAQUAH STORM DRAINAGE: CITY OF ISSAQUAH TELEPHONE: QWEST COMMUNICATIONS POWER: PUGET SOUND ENERGY GAS: PUGET SOUND ENERGY CABLE TV: COMCAST
OTHER SERVICES	SCHOOL DISTRICT: ISSAQUAH SCHOOL DIST. 411 FIRE PROTECTION: EASTSIDE FIRE AND RESCUE
WATER DEMAND	AVG. DAY: 2,530 GPD MAX. DAY: 4,555 GPD
SANITARY SEWER PEAK WET WEATHER FLOW	422 GPH = 0.02 CFS
STORM	2YR PEAK STORMWATER FLOWS: 1.02 CFS 100YR PEAK STORMWATER FLOWS: 1.44 CFS
SOIL TYPE	SILTY SAND WITH GRAVEL (UNIFIED SOIL CLASSIFICATION, SM) IN A DENSE CONDITION, AND DENSE POORLY GRADED GRAVEL (GP).

LEGAL DESCRIPTION

THAT PORTION OF PARCEL D, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-0002, RECORDED UNDER RECORDING NO. 20111006900006, RECORDS OF KING COUNTY, WASHINGTON, LYING WEST OF THE WESTERLY PUBLIC RIGHT-OF-WAY MARGIN OF N.E. FALLS DRIVE AND N.E. 15TH AVENUE.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NE 1/4 SECTION 27, TOWNSHIP 24N, RANGE 6E PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 235 OF PLATS, AT PAGES 15 THROUGH 22, RECORDING NO. 20060619000212, RECORDS OF KING COUNTY, WASHINGTON.

HORIZONTAL DATUM

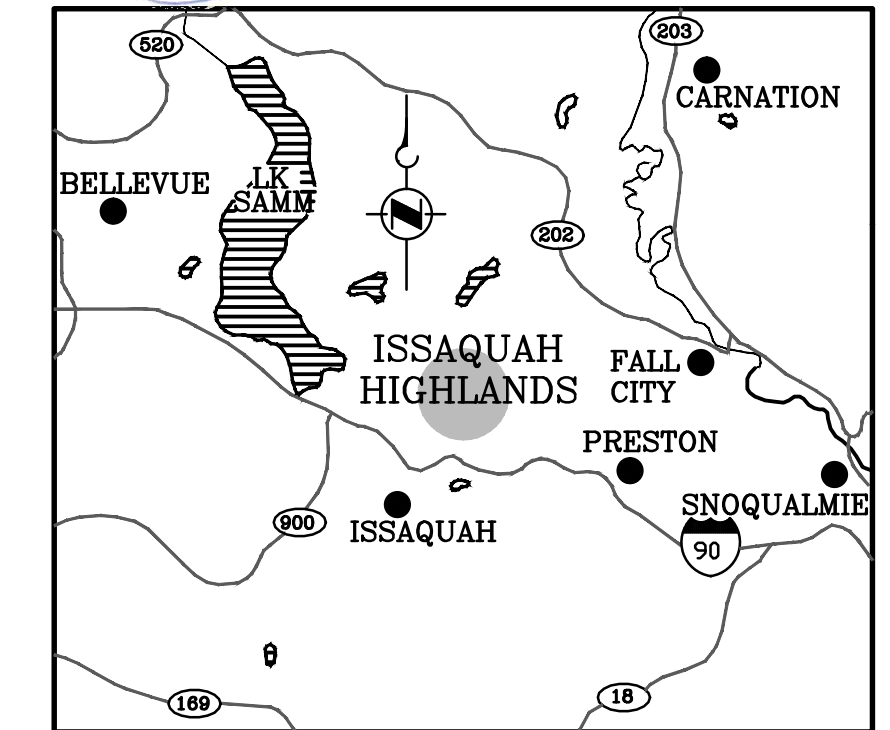
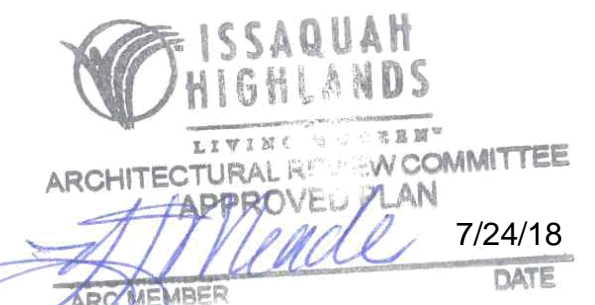
(PER DAVID EVANS AND ASSOCIATES)
NAD 83/91 BASED ON GPS SURVEY
CONSTRAINED TO N.G.S. STATION "MERCIA"
LOCATED IN BELLEVUE, WASHINGTON, AND
THREE EXISTING DAVID EVANS AND
ASSOCIATES CONTROL POINTS LOCATED
ALONG INTERSTATE 90 IN ISSAQUAH,
WASHINGTON.

VERTICAL DATUM

(PER DAVID EVANS AND
ASSOCIATES)
NAVD 88 BASED ON N.G.S.
STATION "MERCIA" LOCATED IN
BELLEVUE, WASHINGTON.

SHEET INDEX

NO.	SHEET	DESCRIPTION
1	P1.0	TITLE SHEET
2	P2.0	EXISTING CONDITIONS
3	P3.0	OVERALL PLAN
4	P4.0	PRELIMINARY SITE PLAN
5	P5.0	PRELIMINARY GRADING PLAN
6	P6.0	PRELIMINARY UTILITY PLAN
7	P7.0	SITE DETAILS
8	P8.0	PRELIMINARY LAYOUT PLAN
9	P9.0	PRELIMINARY LANDSCAPE PLAN



VICINITY MAP



APPROVAL CONDITIONS

BY _____ DATE _____			
APPROVED BY POLYGON NORTHWEST FOR REVIEW BY THE DSD			
BY _____ DATE _____		DATE _____	
PLANNING		ENGINEERING	
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD Program Manager		Date	
Public Works Engr. Director		Date	

PP18-00001

PERMIT # PP18-00001
SECOND SUBMITTAL TO DSD
JULY 06, 2018



14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



ENGINEERING • PLANNING • SURVEYING

TITLE SHEET

PARCEL D

POLYGON WLH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
17136

DRAWING
P1.0

SHEET 1 OF 9

NO.	DATE	REVISION	BY	CHK
1	7/06/2018	REVISED PER FIRST REVIEW COMMENTS		



REVIEWED PER FIRST REVIEW COMMENTS	
1	7/06/2018
NO.	DATE
REVISION	BY
CK	

7-06-2018

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SCALE:	DESIGNED	DRAWN	CHECKED	DATE	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
					0"

EXISTING CONDITIONS

PARCEL D

POLYGON WLH, L.L.C.

11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER	17136
DRAWING	P2.0
SHEET 2 OF 9	

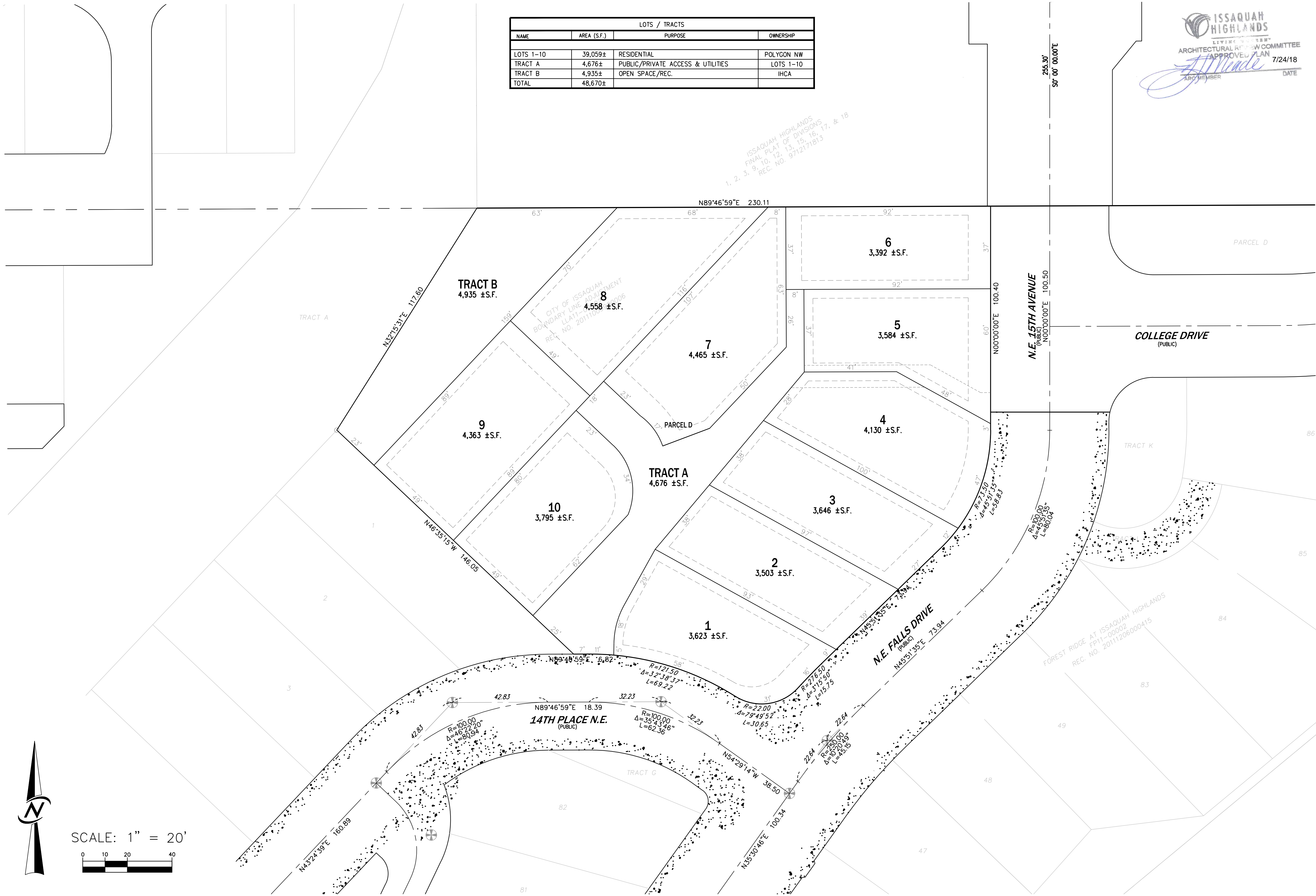
ISSAQUAH
HIGHLANDS
LIVING GROUP, LLC
ARCHITECTURAL REVIEW COMMITTEE
APPROVED PLAN 7/24/18
DATE

PP18-00001

LOTS / TRACTS			
NAME	AREA (S.F.)	PURPOSE	OWNERSHIP
LOTS 1-10	39,059±	RESIDENTIAL	POLYGON NW
TRACT A	4,676±	PUBLIC/PRIVATE ACCESS & UTILITIES	LOTS 1-10
TRACT B	4,935±	OPEN SPACE/REC.	IHCA
TOTAL	48,670±		



ISSAQUAH HIGHLANDS
FINAL PLAT OF DIVISIONS
1, 2, 3, 9, 10, 12, 13, 15, 16, 17, & 18
REC. NO. 9712171813



SCALE: 1" = 20'

0 10 20 40

REVIEWED PER FIRST REVIEW COMMENTS

17/06/2018

NO.

DATE

REVISION

BY

CK

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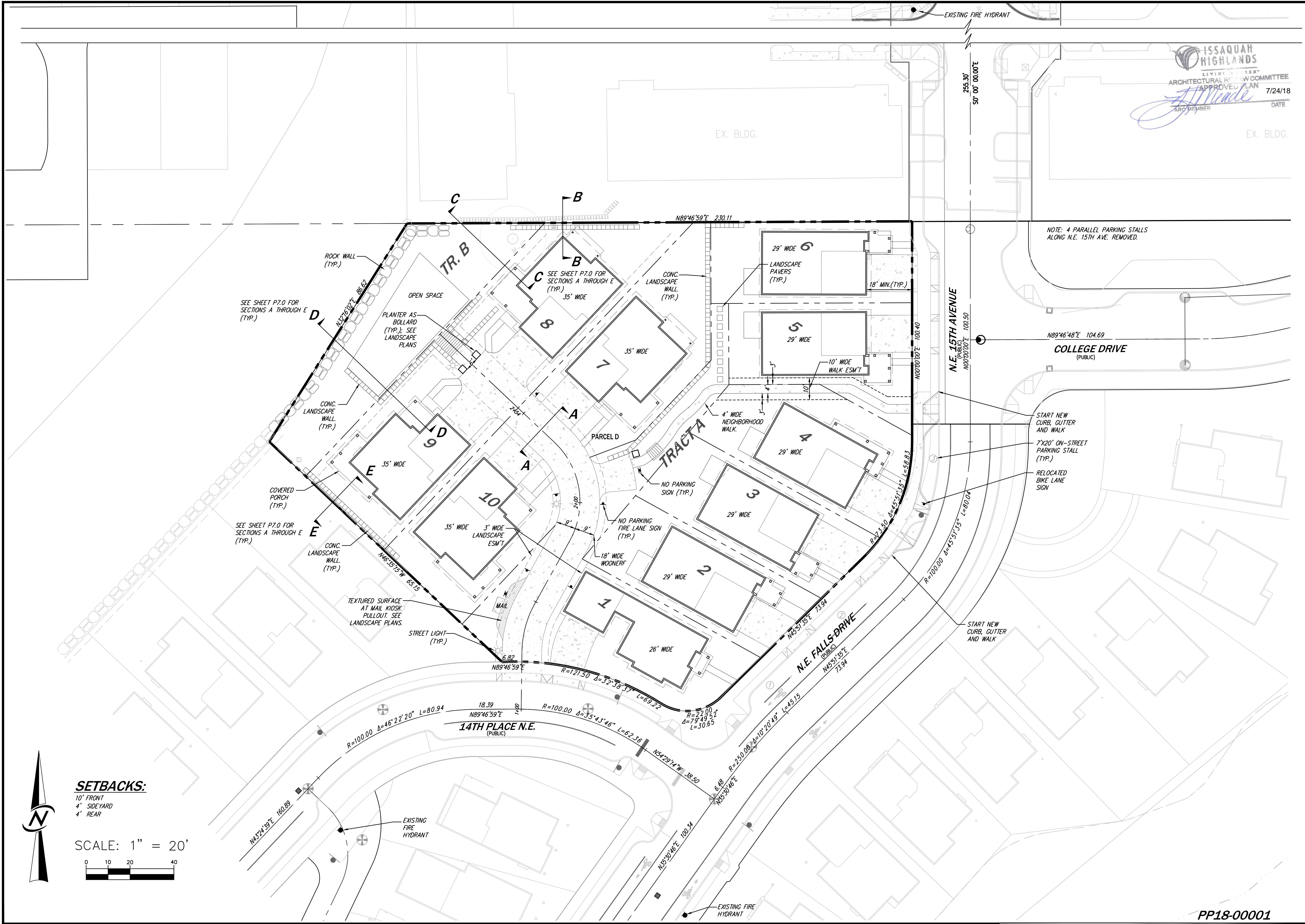
PRELIMINARY PLAT
PARCEL D
POLYGON W/LH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
17136

DRAWING
P3.0

SHEET 3 OF 9

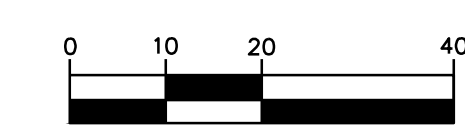
PP18-00001



SETBACKS:

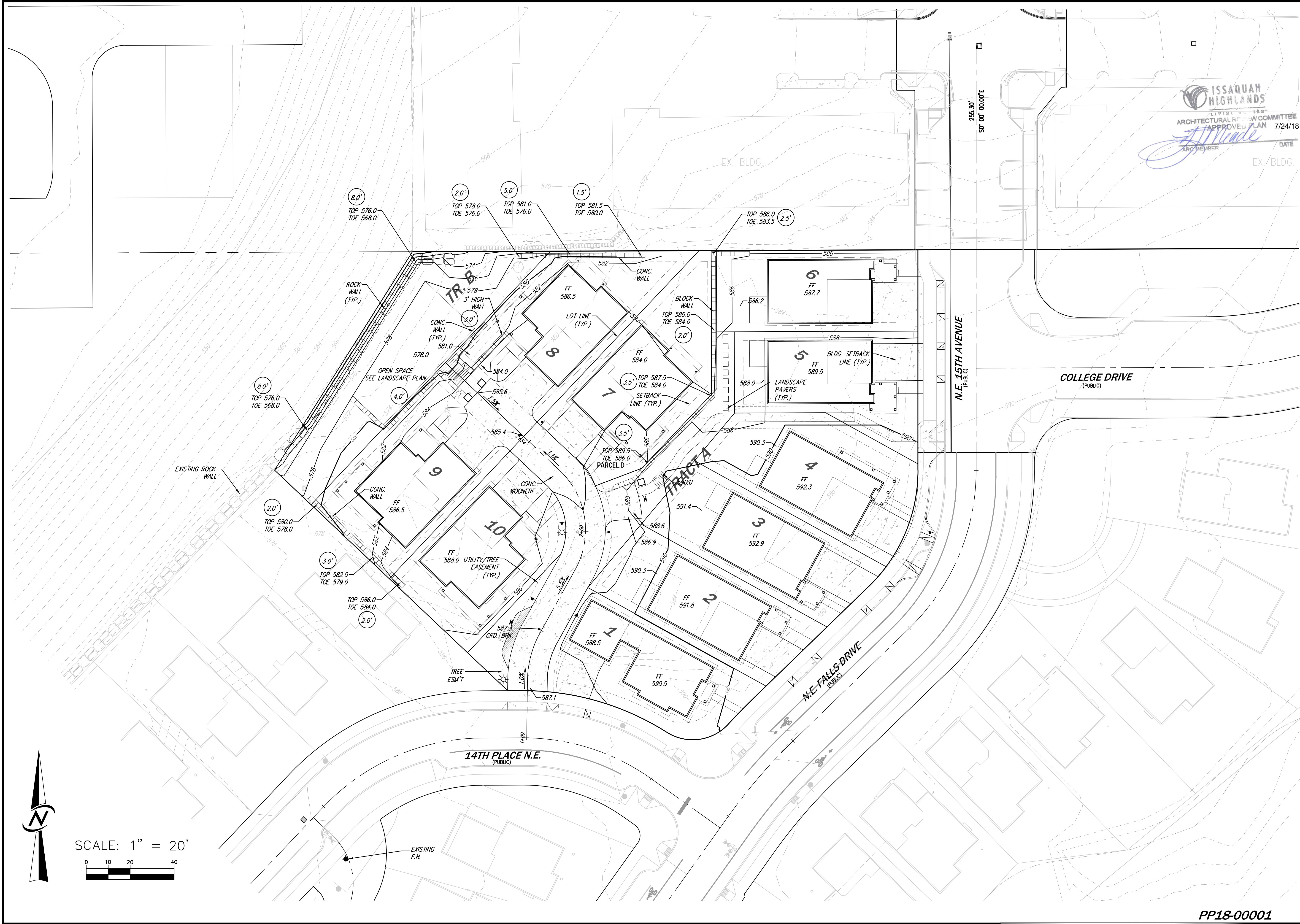
10' FRONT
4' SIDEYARD
4' REAR

SCALE: 1" = 20'



<div>PRELIMINARY SITE PLAN</div> <div>PARCEL D</div> <div>POLYGON WLH, L.L.C. 11624 SE 5TH STREET BELLEVUE, WASHINGTON 98005</div>					PROJECT NUMBER 17136		DRAWING P4.0		SHEET 4 OF 9			
SCALE:		DESIGNED	DRAWN	CHECKED	DATE	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING		0" 1"				
<div>CORE DESIGN</div> <div>ENGINEERING • PLANNING • SURVEYING</div> <div>14771 NE 29th Place Suite 101 Bellevue, Washington 98007 425.8657.877 Fax 425.865.7963</div>		<div></div> <div>7-06-2018</div>										
1		7/06/2018	REVISED PER FIRST REVIEW COMMENTS					NO.	DATE	REVISION	BY	CK

PP18-00001



ISSAQUAH HIGHLANDS
LIVING HISTORY
ARCHITECTURAL REVIEW COMMITTEE
APPROVED PLAN 7/24/18
DATE

REVIEWED PER FIRST REVIEW COMMENTS		1	7/06/2018	NO.	DATE	REVISION	BY	CK
1		7/06/2018	NO.	DATE	REVISION	BY	CK	

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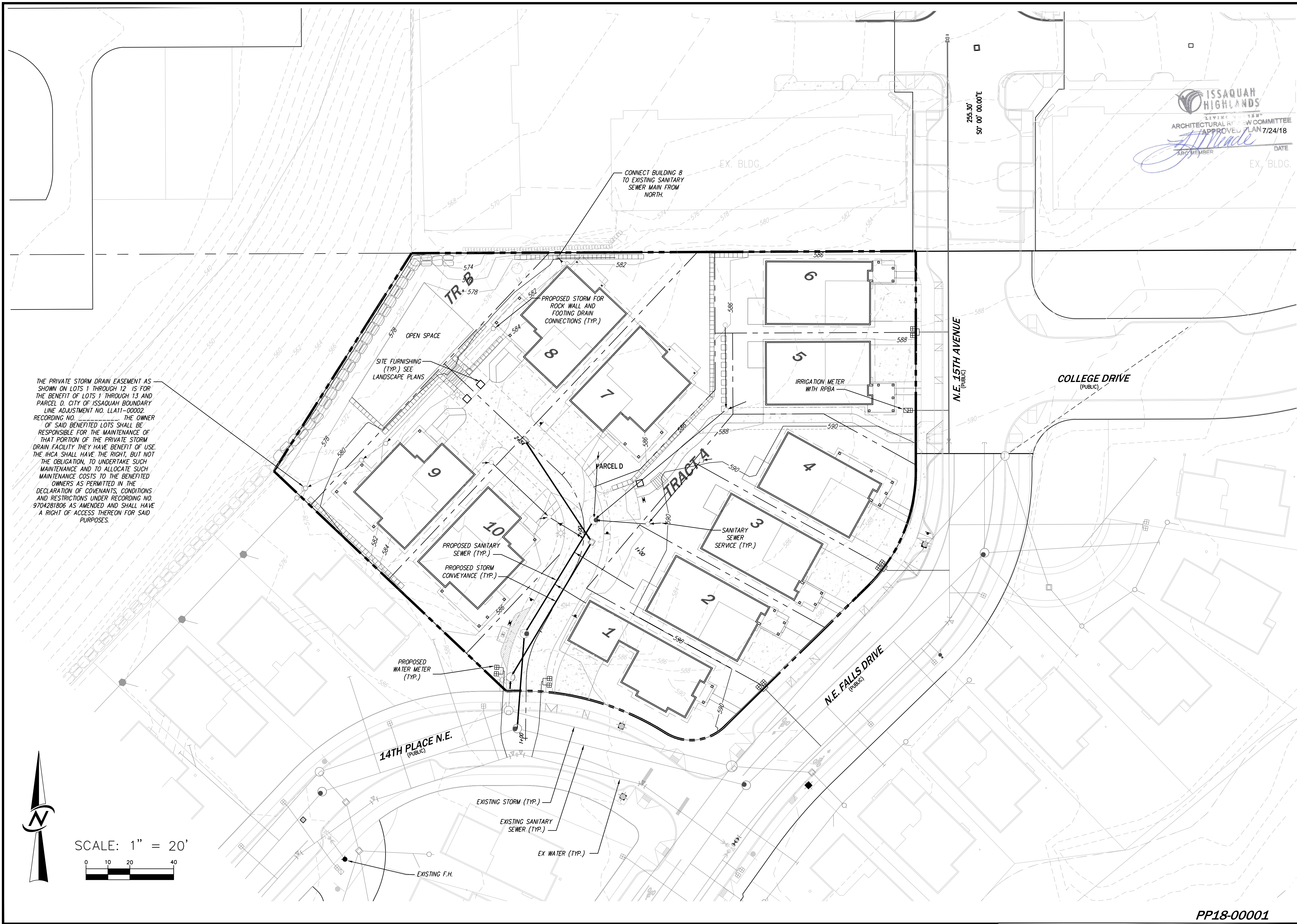
PRELIMINARY GRADING PLAN

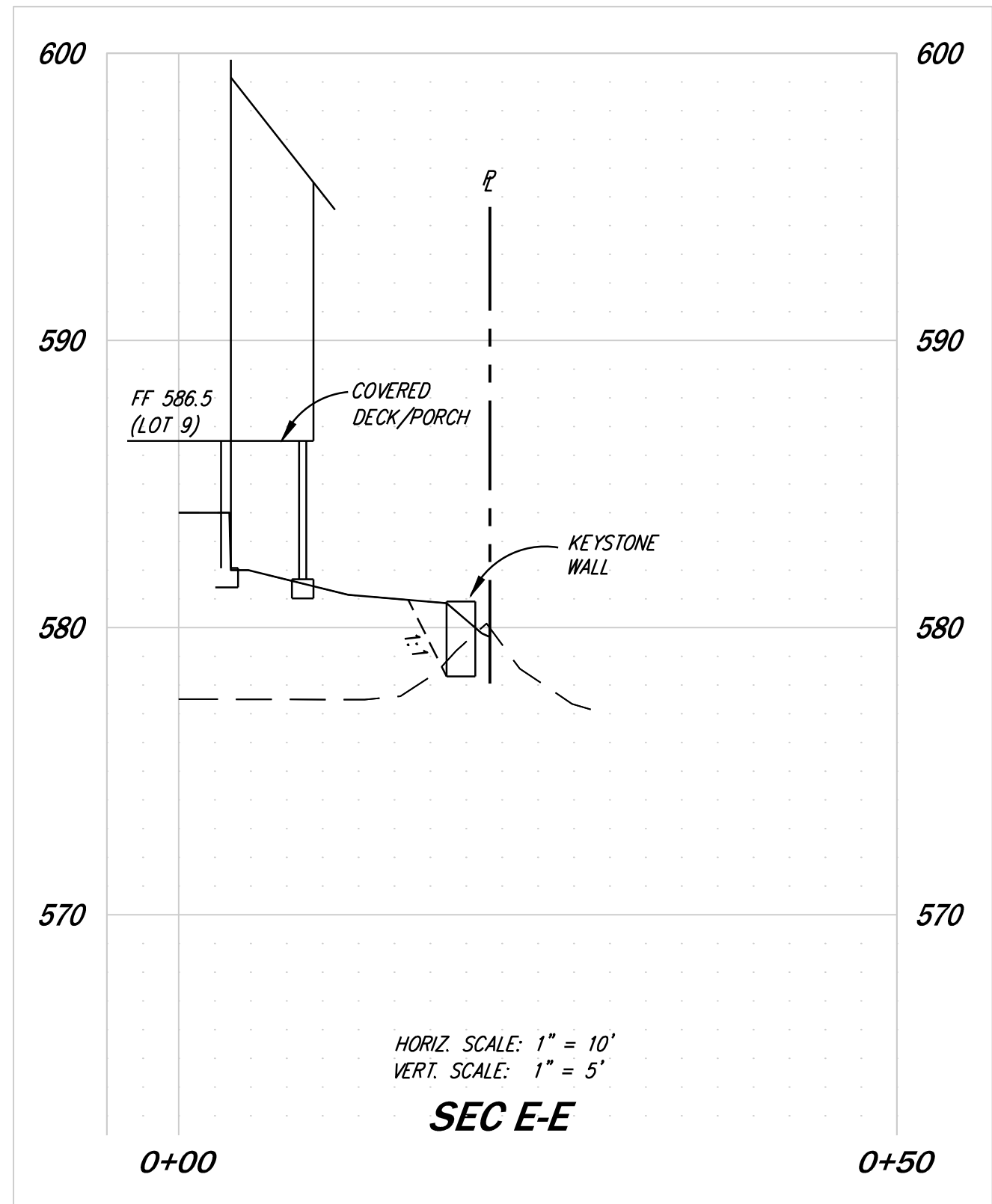
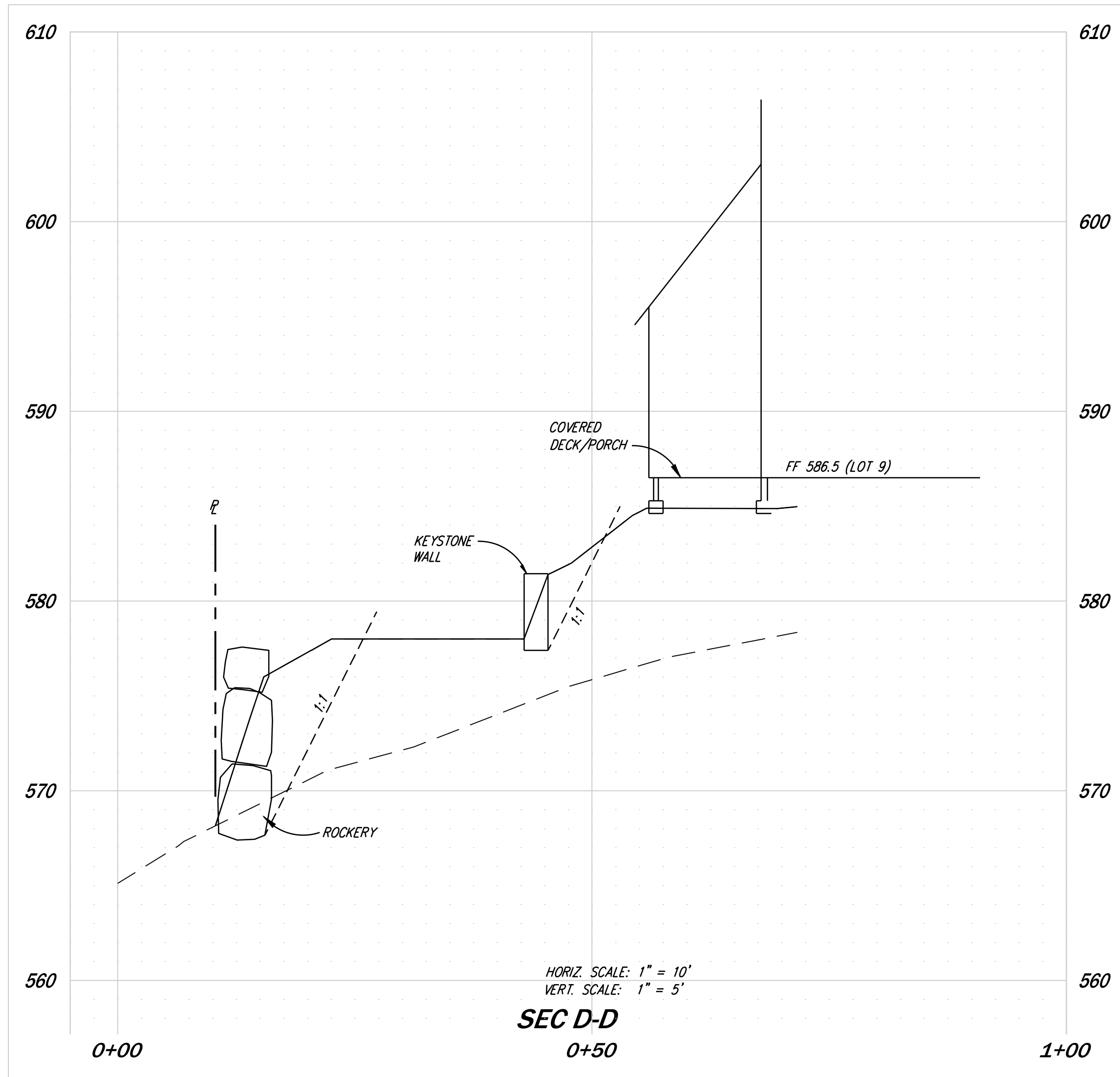
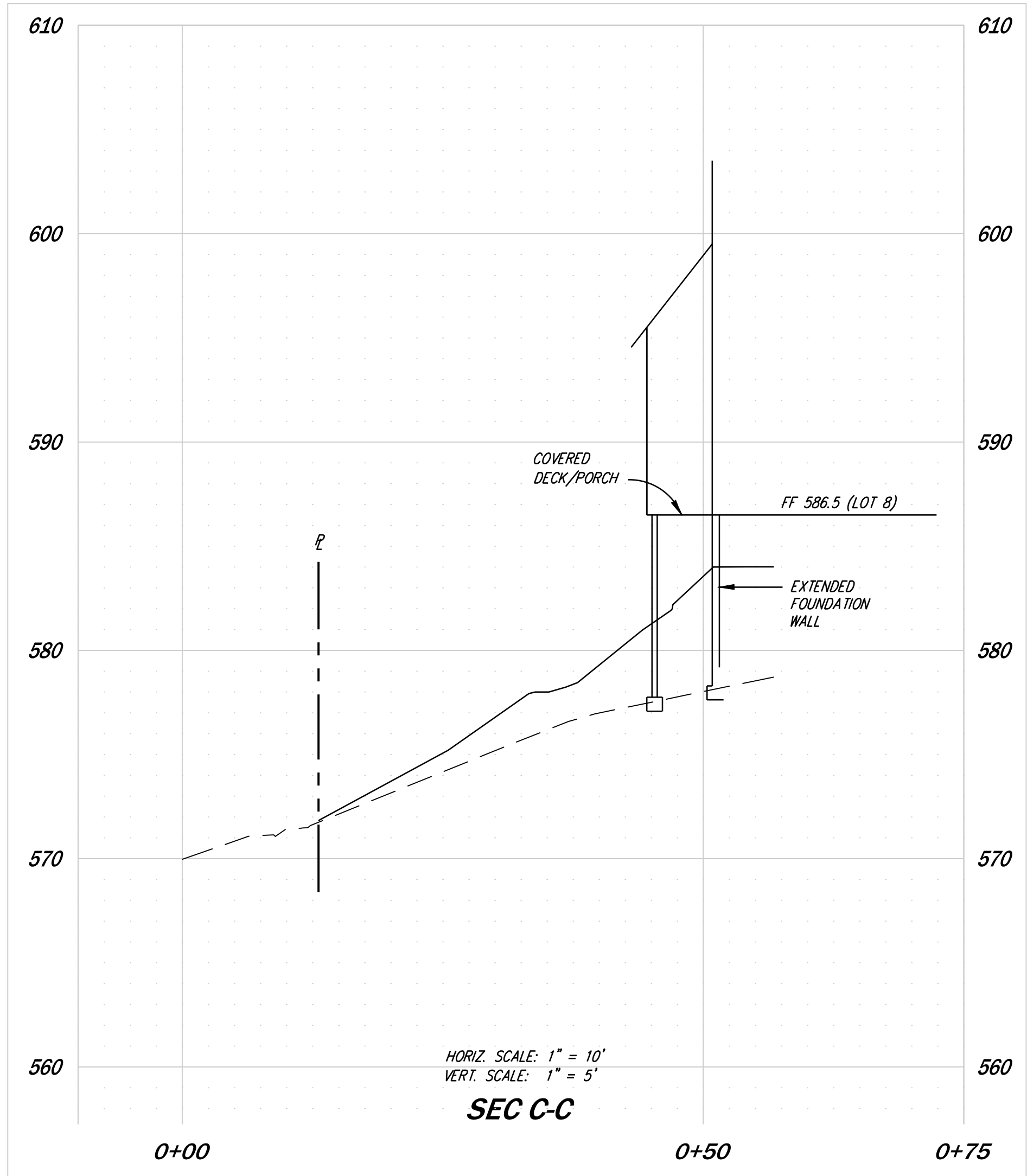
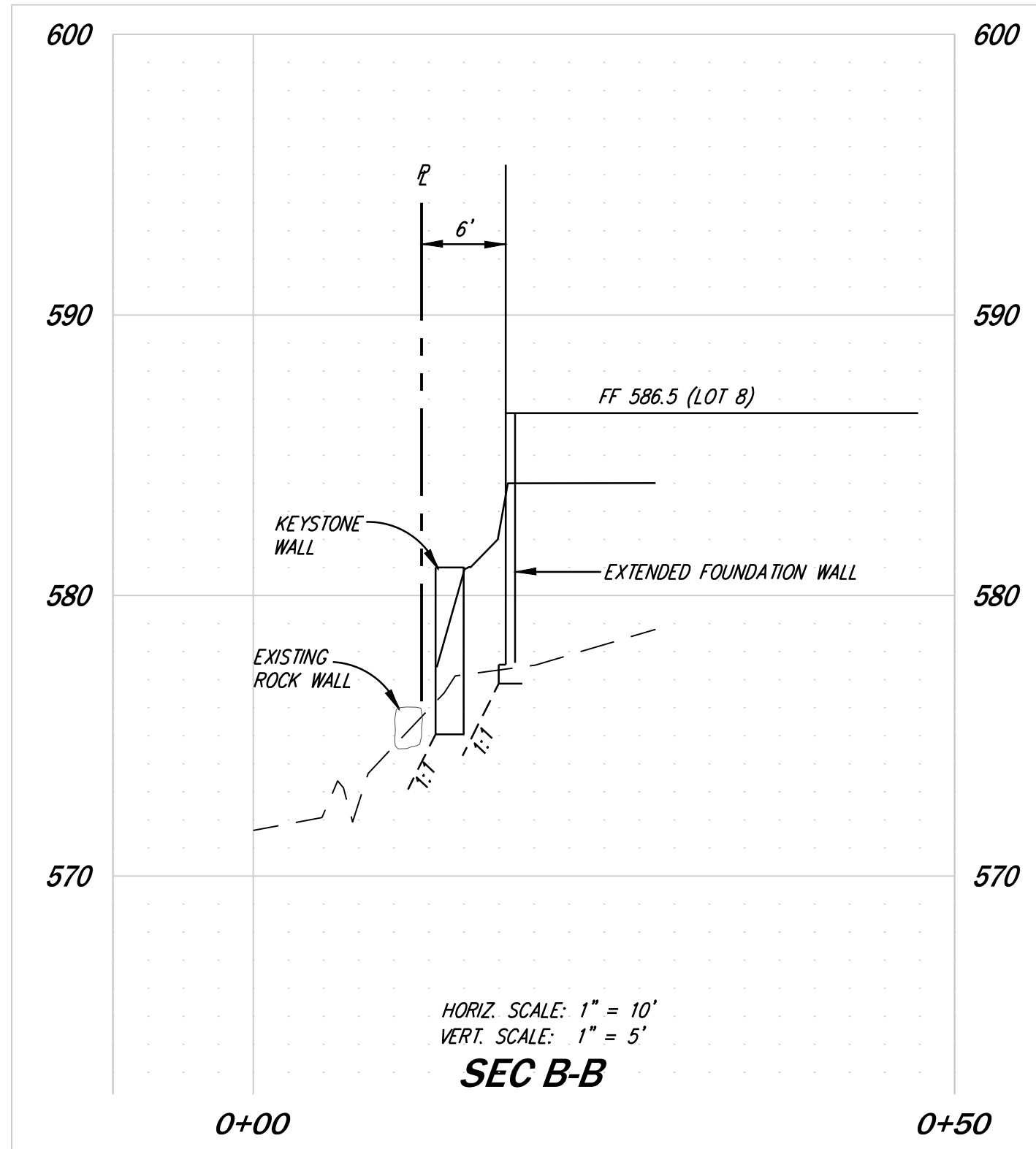
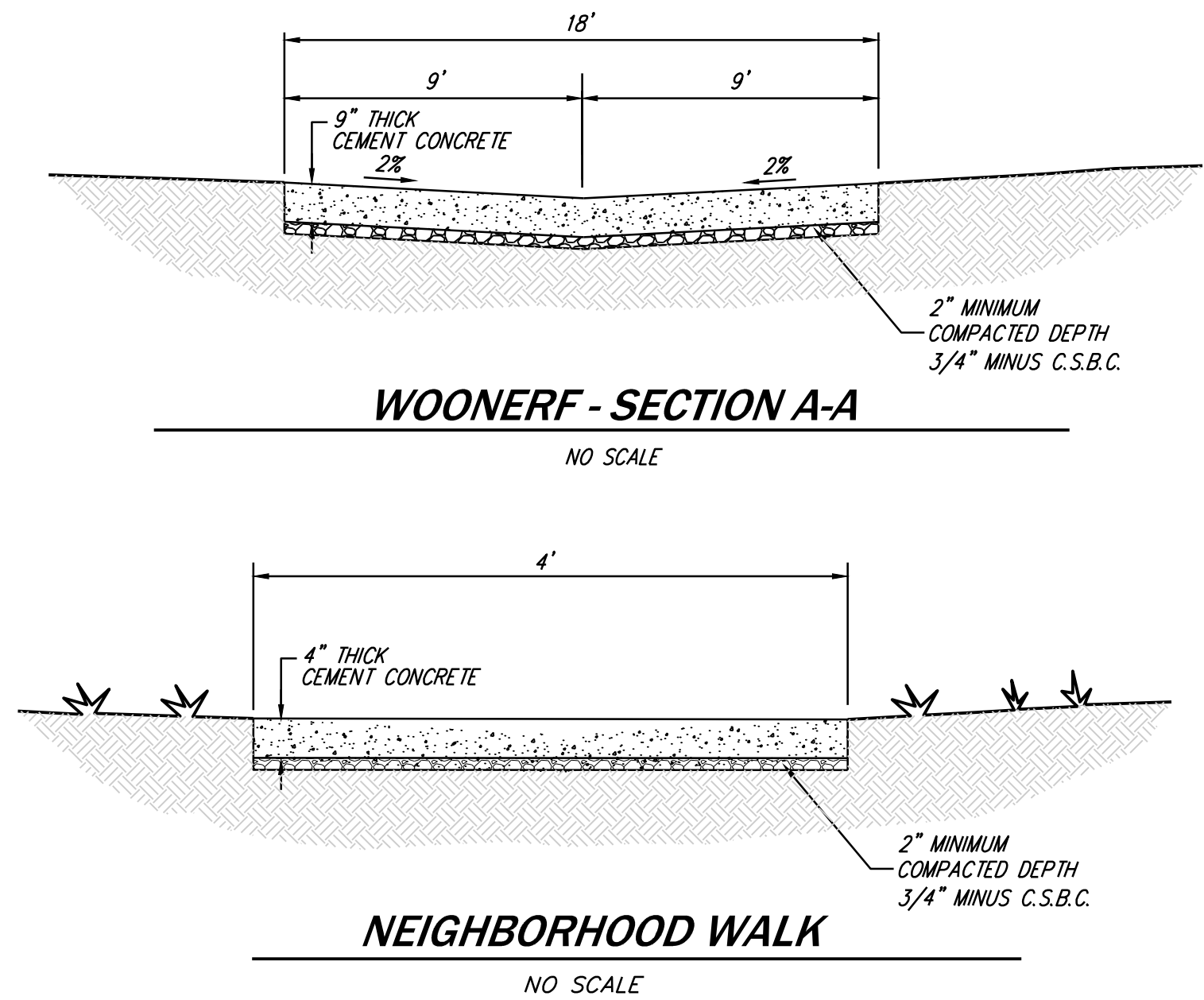
PARCEL D

POLYGON W/LH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER	17136
DRAWING	P5.0
SHEET	5 OF 9

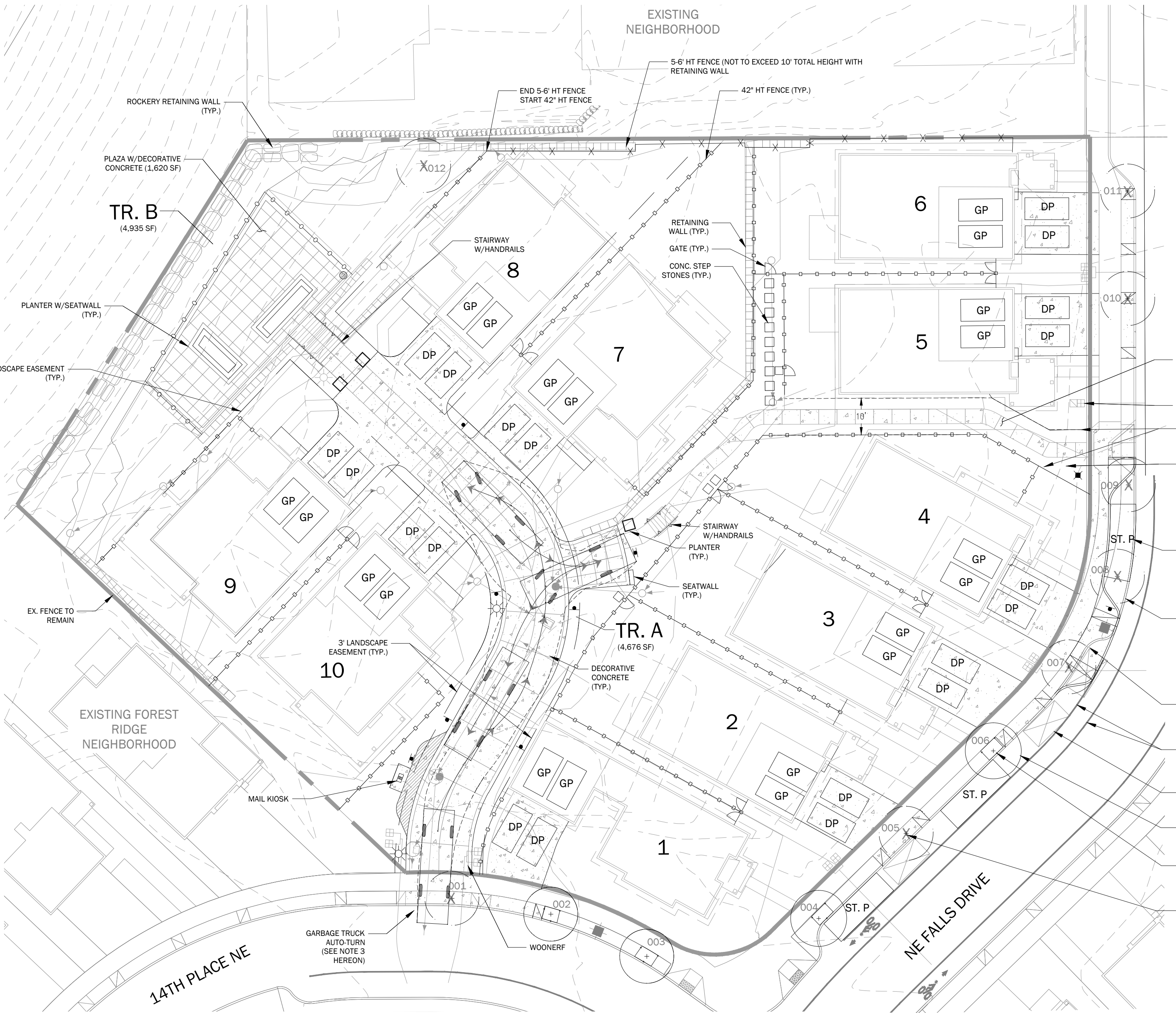
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SITE DETAILS															
PARCEL D															
POLYGON WLH, L.L.C.															
11624 SE 5TH STREET															
BELLEVUE, WASHINGTON 98005															
PROJECT NUMBER															
17136															
DRAWING															
P7.0															
SHEET 7 OF 9															



LAYOUT & TREE RETENTION PLAN

PARKING LEGEND

GP	GARAGE PARKING
DP	DRIVEWAY PARKING
	EXIST. STREET PARKING TO BE REMOVED
ST. P	ON-STREET PARKING SPACE (7'x 20')

PARKING CALCULATIONS

ON-STREET PARKING TO REMAIN	3
DRIVEWAY	20
GARAGE	20
TOTAL PARKING	43

STREET TREE LEGEND

	EXISTING STREET TREE TO BE REMAIN (SEE P9.0 FOR PROPOSED STREET TREES)
	EXISTING STREET TREE TO BE REMOVED

EXISTING TREE TABLE

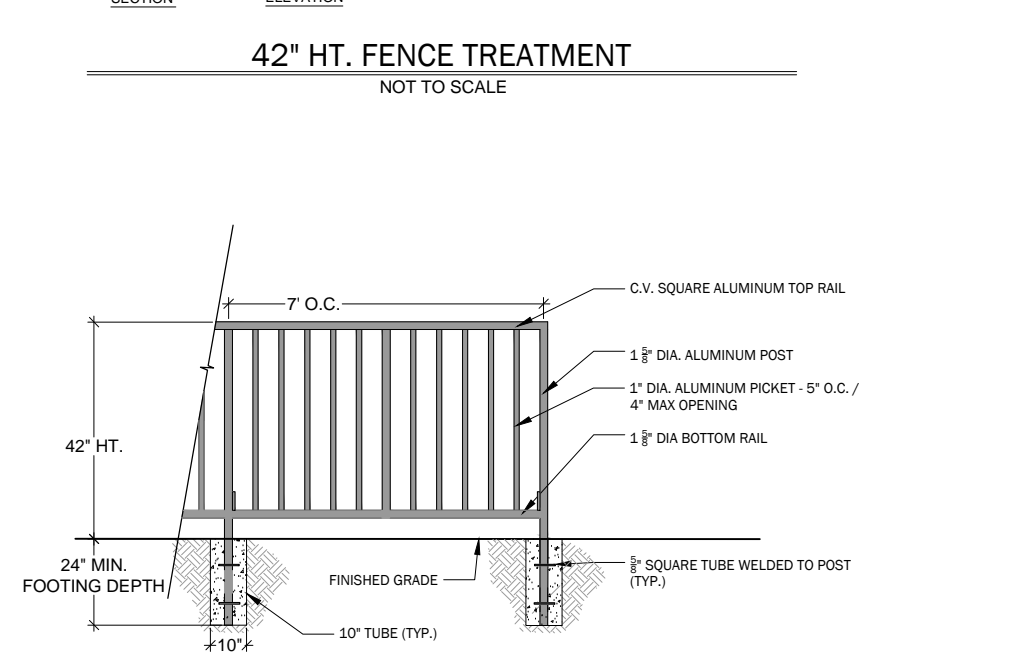
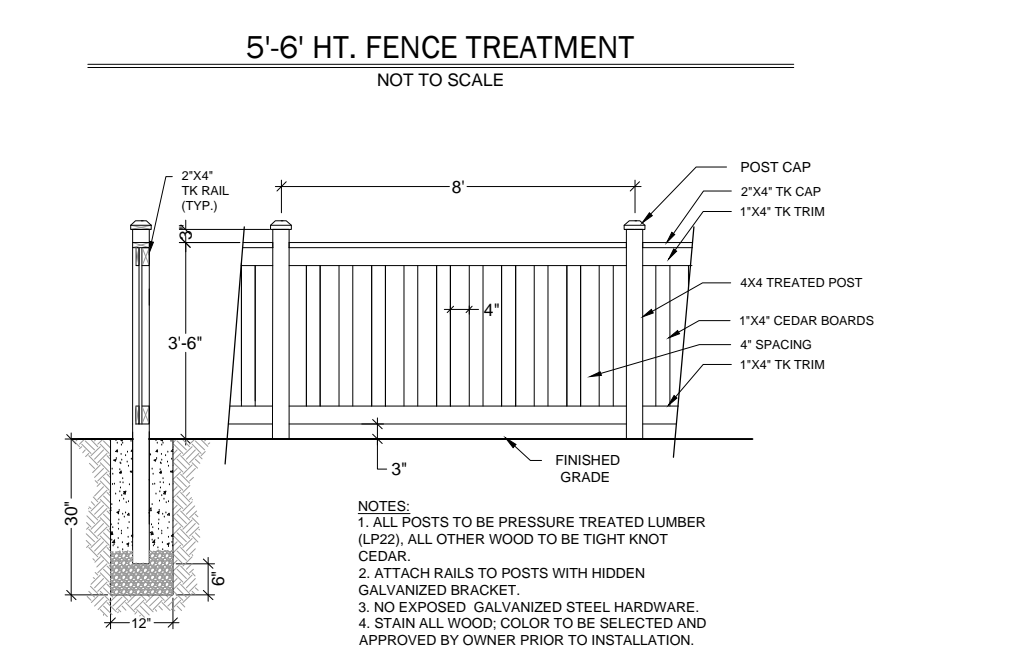
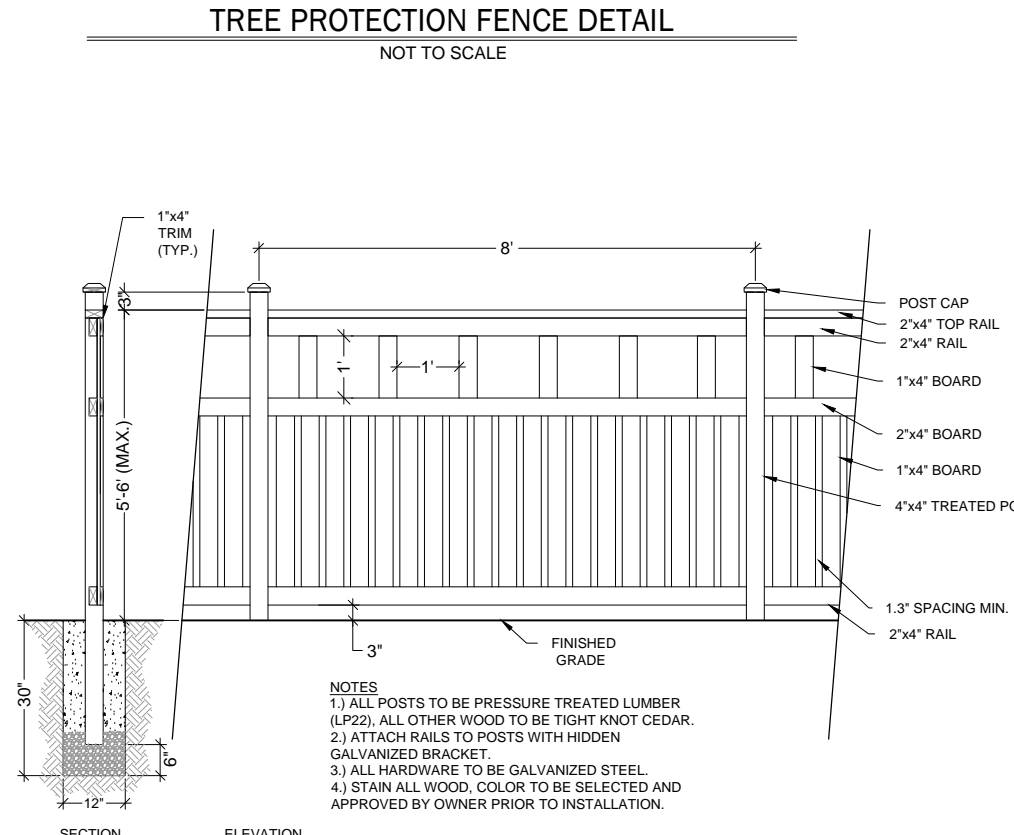
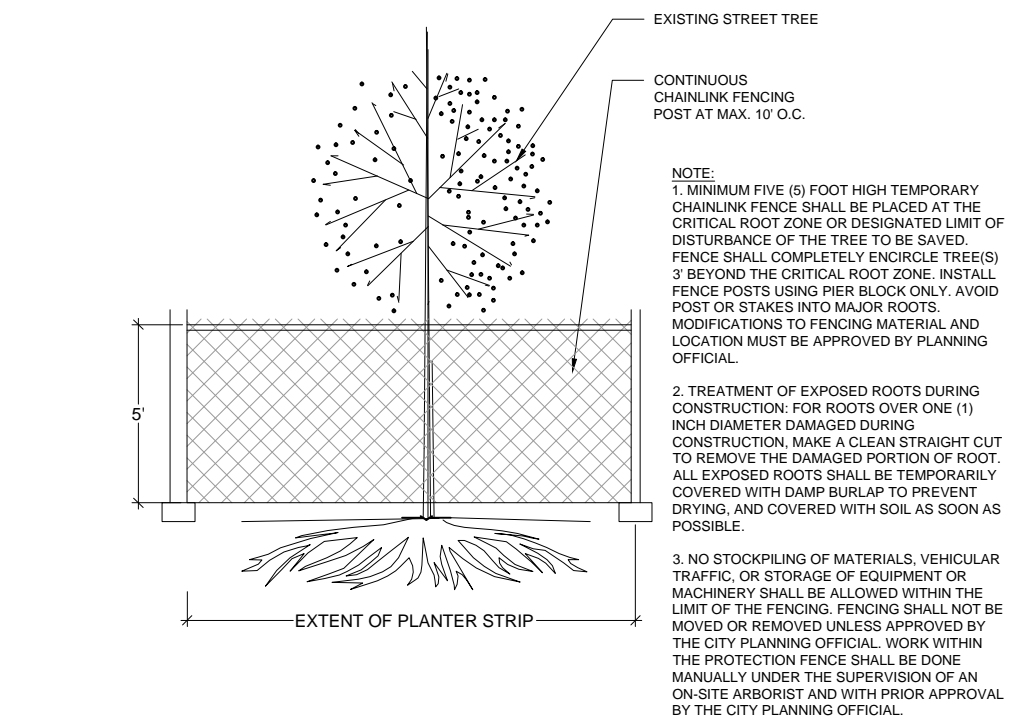
MARK	ASSESSMENT	STATUS	SPECIES	SIZE (DBH)	REMAIN (DBH)
001	EXISTING/HEALTHY	REMOVE	CORNUS 'EDDIE'S WHITE WONDER'	2	
002	EXISTING/HEALTHY	RETAIN	CORNUS 'EDDIE'S WHITE WONDER'	2	2
003	EXISTING/HEALTHY	RETAIN	CORNUS 'EDDIE'S WHITE WONDER'	2	2
004	EXISTING/HEALTHY	RETAIN	'JACZAM' PEAR	2	2
005	EXISTING/HEALTHY	REMOVE	'JACZAM' PEAR	2	
006	EXISTING/HEALTHY	RETAIN	'JACZAM' PEAR	2	2
007	EXISTING/HEALTHY	REMOVE	'JACZAM' PEAR	2	
008	EXISTING/HEALTHY	REMOVE	'JACZAM' PEAR	2	
009	EXISTING/HEALTHY	REMOVE	'JACZAM' PEAR	2	
010	EXISTING/HEALTHY	REMOVE	'JACZAM' PEAR	2	
011	EXISTING/HEALTHY	REMOVE	'JACZAM' PEAR	2	
012	EXISTING/HEALTHY	REMOVE	MAPLE	6	
TOTAL				28	8

NOTES

- DRIVEWAYS W/ 18' MIN. DEPTH ARE CONSIDERED PARKING SPACES.
- OFF SITE BIKE LANES AND TRAILS NOT PROVIDED AS PART OF PROPOSED DEVELOPMENT. THE WALKWAYS/TRAILS, MAIN ROADS, BIKE LANES, AND OPEN SPACE AMENITIES IN THE EXISTING FOREST RIDGE NEIGHBORHOOD ARE AVAILABLE TO THE FUTURE RESIDENTS OF PARCEL D.
- DIMENSIONS OF AUTOTURN GARBAGE TRUCK IS 31.17'X8.37'. DIMENSION FOR DELIVERY TRUCK IS 27.8'X8.5'.



FENCE DETAILS



UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

REVISIONS

NO.	DATE	REVISION	BY	CHK
1	7/26/2018	REVISED PER FIRST REVIEW COMMENTS		

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Joshua Pennington Beardo
JOSHUA PENNINGTON BEARDO
CERTIFICATE NO. 938

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7637 Fax 425.885.7633

CORE DESIGN

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SCALE:
DESIGNED EMC
DRAWN EMC
CHECKED JPB
DATE JAN. 2018
VERIFY SCALE
BAR IS ONE INCH
ON ORIGINAL
DRAWING

0" 1"

PRELIM. LAYOUT PLAN

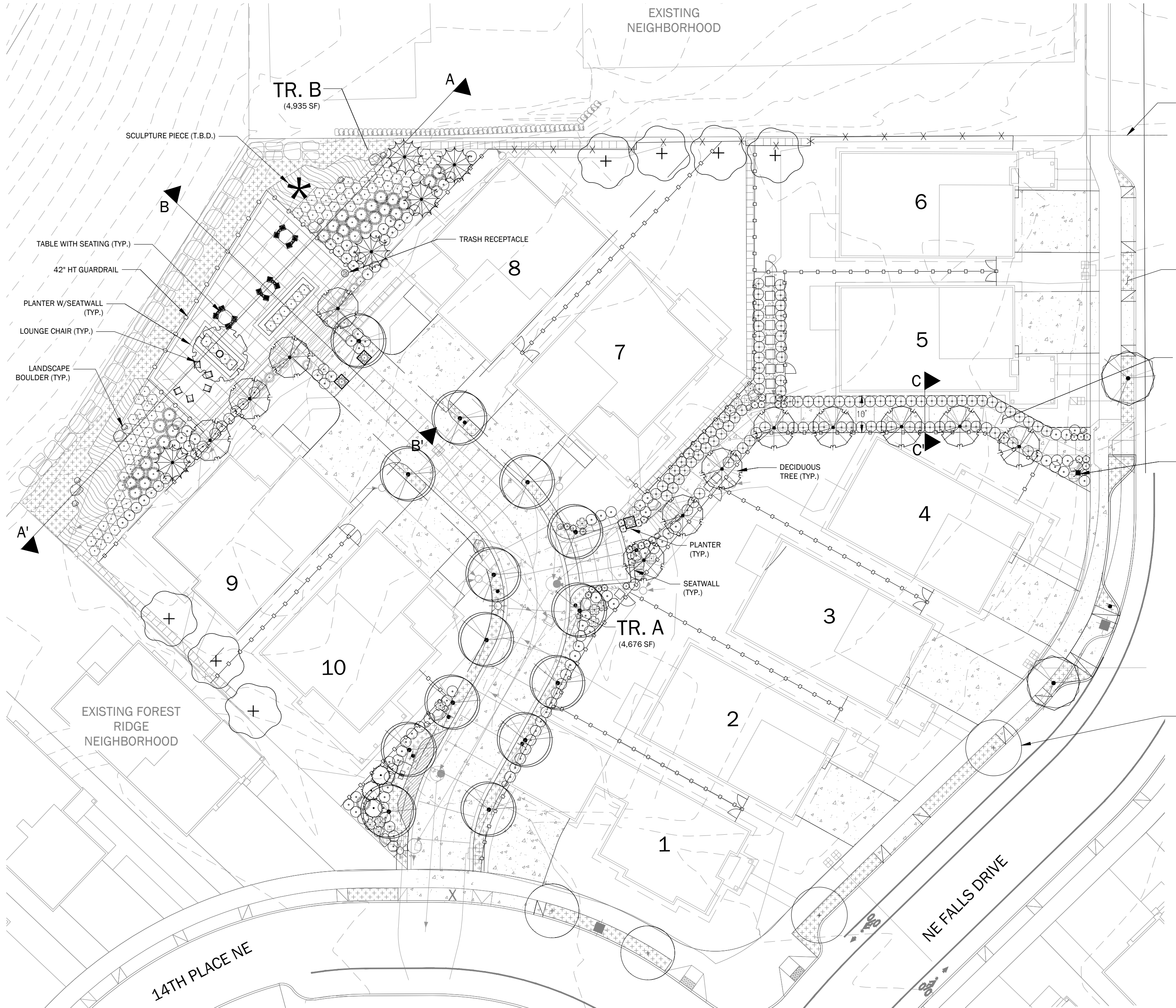
PARCEL D

POLYGON WLH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

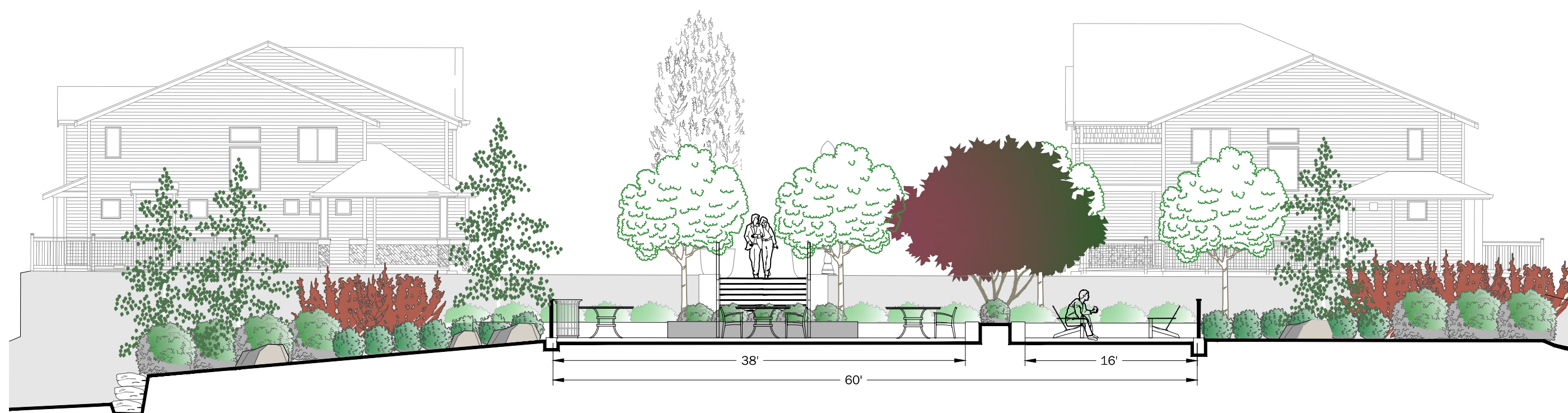
PROJECT NUMBER
17136

DRAWING
P8.0

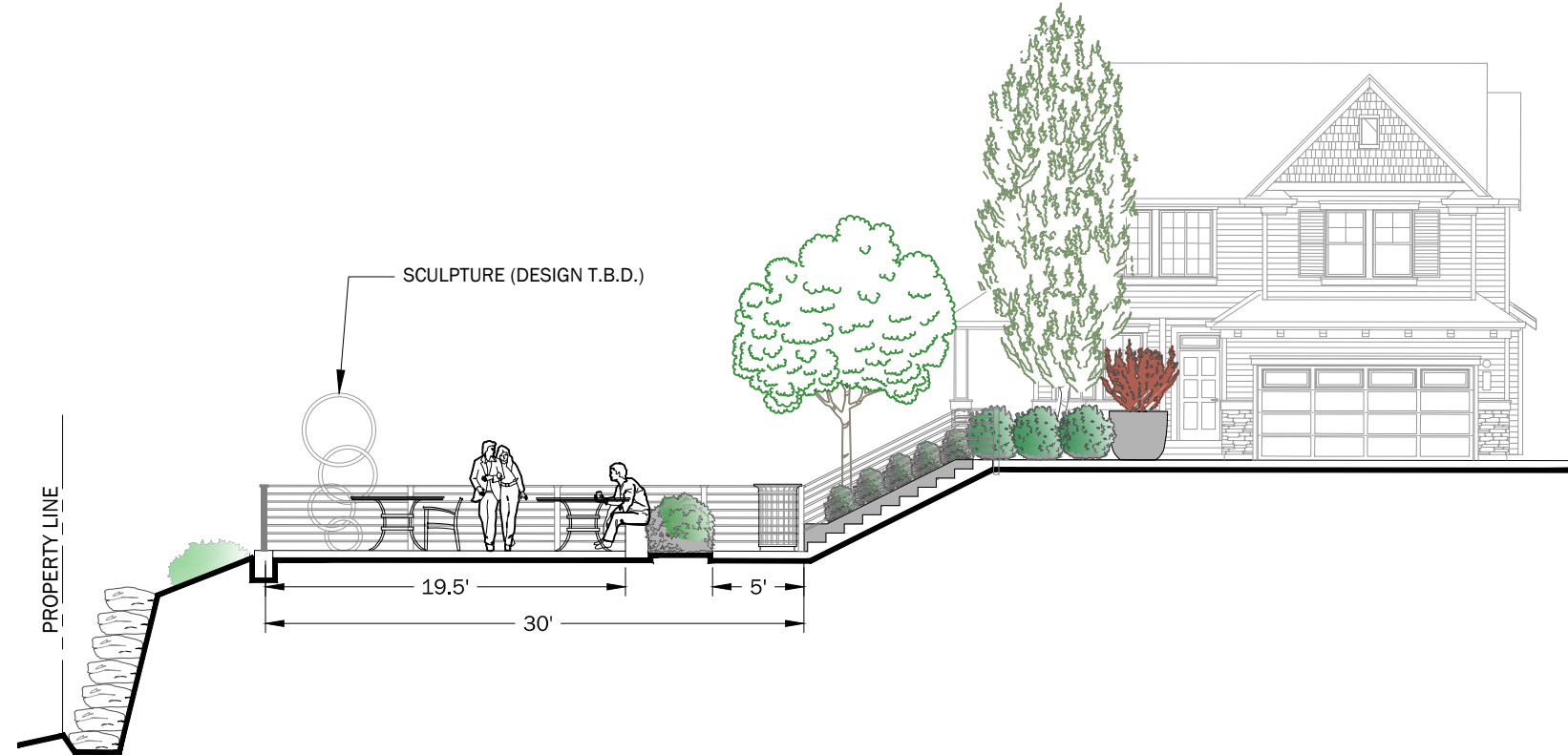
SHEET 8 OF 9



COMPOSITE LANDSCAPE AND TREE REPLACEMENT PLAN
SCALE: 1" = 20'



SECTION A-A'
SCALE: 1" = 10'



SECTION B-B'
SCALE: 1" = 10'



SECTION C-C'
SCALE: 1" = 10'

PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	1	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2" CAL. MIN.	
	7	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	1.5" CAL. MIN.	AS SHOWN
	3	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6" HT. MIN.	AS SHOWN
	14	FAGUS SYLVATICA 'DAWYCK'	DAWYCK BEECH	1.5" CAL. MIN.	
	12	MALUS X 'LOLLIZAM' TM	LOLIPOP CRAB APPLE	1.5" CAL. MIN.	
	3	PYRUS CALLERYANA 'JACZAM'	JACK CALLERY PEAR (STREET TREE)	1.5" CAL. MIN.	
	5	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6" - 8" MIN HT.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL	24" O.C.
	34	CALLUNA VULGARIS 'SPRING TORCH'	SCOTCH HEATHER	2 GAL.	24" O.C.
	29	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	36" O.C.
	12	CORNUS STOLONIFERA 'KELSEY'S DWARF'	DOGWOOD	2 GAL	24" O.C.
	8	ERICA X DARLEYENSIS 'SILBERSCHMELTZ'	DARLEY HEATH	2 GAL.	24" O.C.
	82	ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	2 GAL	18" O.C.
	105	MAHONIA REPENS	CREeping MAHONIA	3 GAL./24" HT. MIN.	
	8	NANDINA DOMESTICA 'FIRE POWER'	FIREPOWER NANDINA	5 GAL./36" HT. MIN.	24" O.C.
	118	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL	24" O.C.
	8	WEIGELA FLORIDA 'ALEXANDRA' TM	WEIGELA	5 GAL	36" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	523	ARCHOSTAPHYLOS UVA URSI	KINCKICKINICK	1 GAL.	18" O.C.
	314 SF	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	18" O.C.

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	FORMS+SURFACES SETAN-4NS-FP TANGENT TABLE ENSEMBLE, 4 BACKLESS SEATS, SEATS WITH STAINLESS STEEL SEAT PANS AND FADE PERFORATION PATTERN, TABLE	3
	LANDSCAPE FORMS TRVS-PF TRAVERSE CHAIR, PERF	5
	DURA ART STONE SPANISH SQUARE 36" CONCRETE PLANTER ANTI-RAM MOUNTING	3

NOTES

- LANDSCAPE DESIGN TO FOLLOW THE HOUSE & GARDEN STANDARDS.
- DRIVEWAYS W/ 18" MIN. DEPTH ARE CONSIDERED PARKING SPACES.
- THE PLAN HEREON IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PER SITE CONDITIONS AND APPROVED FINAL LANDSCAPE PERMIT PLANS.

ISSAQUAH HIGHLANDS LIVING COMMITTEE
ARCHITECTURAL REVIEW PLAN
DATE 7/24/18
APPROVED

REVISIONS

NO.	DATE	REVISION
1	7/26/2018	REVISED PER FIRST REVIEW COMMENTS

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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

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SCALE:	DESIGNED EMC	DRAWN EMC	CHECKED JPB	DATE JAN. 2018	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING	1" = 0'
PRELIM. LANDSCAPE PLAN						
PARCEL D						
POLYGON WLH, L.L.C. 11624 SE 5TH STREET BELLEVUE, WASHINGTON 98005						
PROJECT NUMBER 17136						
DRAWING P9.0						
SHEET 9 OF 9						